17/08265/FUL

Scale 1/1250

Planning Committee

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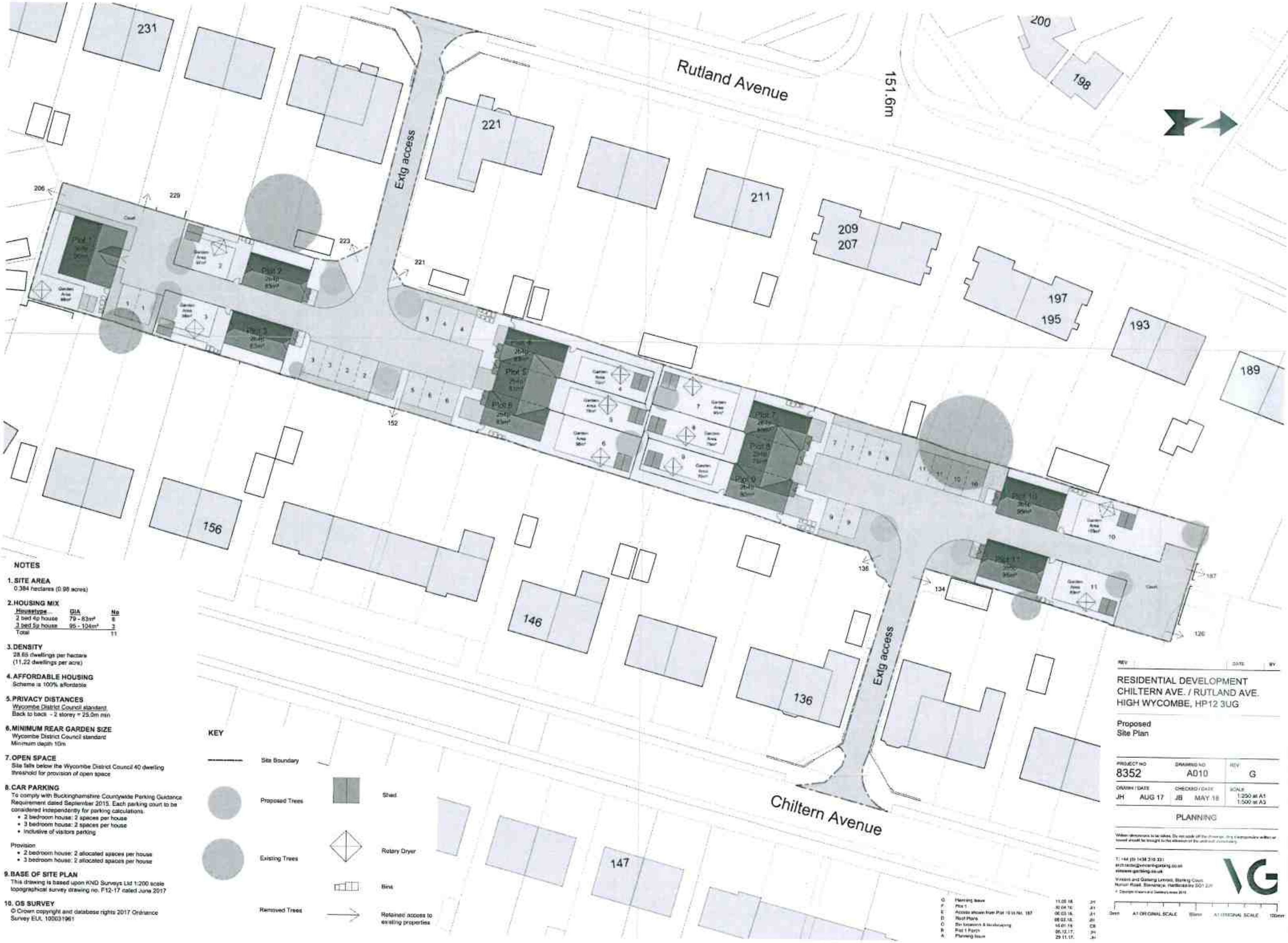
Ordnance Survey 100023306



NOTES

1. SITE AREA
0.384 hectares (0.98 acres)

2. HOUSING MIX

Housetype	GIA	No
2 bed 4p house	79 - 83m²	8
3 bed 5p house	95 - 104m²	3
Total		11

3. DENSITY
28.65 dwellings per hectare
(11.22 dwellings per acre)

4. AFFORDABLE HOUSING
Scheme is 100% affordable

5. PRIVACY DISTANCES
Wycombe District Council standard
Back to back - 2 storey = 25.0m min

6. MINIMUM REAR GARDEN SIZE
Wycombe District Council standard
Minimum depth 10m

7. OPEN SPACE
Site falls below the Wycombe District Council 40 dwelling threshold for provision of open space

8. CAR PARKING
To comply with Buckinghamshire Countywide Parking Guidance Requirement dated September 2015. Each parking count to be considered independently for parking calculations.
- 2 bedroom house: 2 spaces per house
- 3 bedroom house: 2 spaces per house
- Inclusive of visitors parking

Provision
- 2 bedroom house: 2 allocated spaces per house
- 3 bedroom house: 2 allocated spaces per house

9. BASE OF SITE PLAN
This drawing is based upon KND Surveys Ltd 1:200 scale topographical survey drawing no. F12-17 dated June 2017

10. OS SURVEY
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KEY

Site Boundary
Proposed Trees
Existing Trees
Removed Trees
Shed
Rotary Dryer
Bins
Retained access to existing properties

G	Planning Issue	11.05.18	JH
F	Plot 1	30.04.18	JH
E	Access shown from Plot 10 to No. 187	06.03.18	JH
D	Roof Plans	06.02.18	JH
C	Bin locations & landscaping	16.01.18	CB
B	Plot 1 Porch	05.12.17	JH
A	Planning Issue	29.11.17	JH

REV DATE BY

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Proposed
Site Plan

PROJECT NO	DRAWING NO	REV
8352	A010	G

DRAWN / DATE	CHECKED / DATE	SCALE
JH AUG 17	JB MAY 18	1:250 at A1 1:500 at A3

PLANNING

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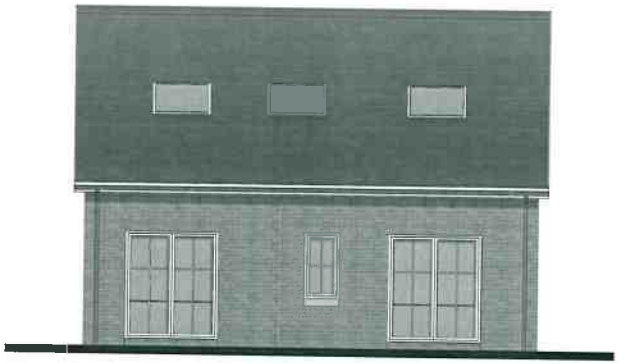
MATERIALS

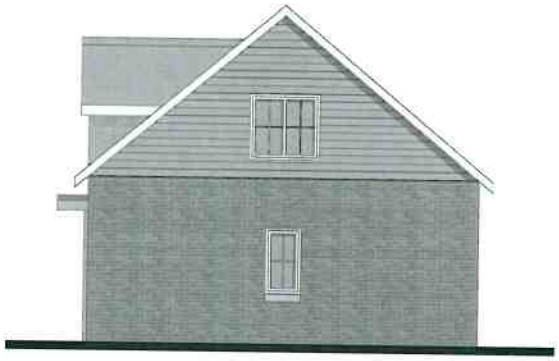
1. Fibre cement slates (blue/black)
2. Multi-stock brick (red)
3. Fibre cement weather boarding (grey)
4. Fibre cement fascia soffit boards (white)
5. UPVC rainwater goods (grey)
6. Cast stone cills



SOUTH ELEVATION
Plot 1
3b5p House
Shared Ownership with en-suite

NORTH ELEVATION

EAST ELEVATION



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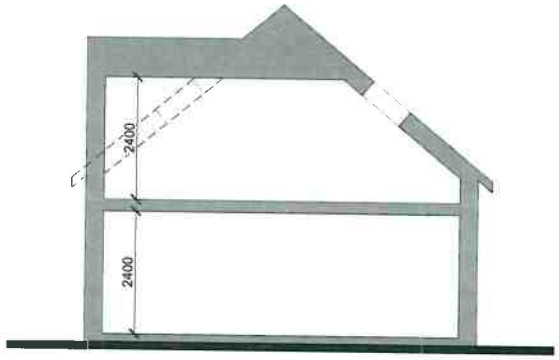

SECTION

REV		DATE	BY
H	Planning issue	11.05.18.	JH
G	Plot fully revised as planning officer comments	30.04.18	JH
F	Plan handed: north elevation revised: window positions revised:	12.03.18	JB
E	Planning issue	08.02.18	JH
D	North Window redesign	18.01.18.	JB
C	Porch redesign	06.12.17.	JH
B	Porch redesign	04.12.17	JH
A	Planning issue	29.11.17	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plot 1 - Elevations and Section
Shared Ownership
3b 5p

PROJECT NO	DRAWING NO	REV
8352	A021	H

DRAWN / DATE	CHECKED / DATE	SCALE
ihrb SEP 17	JB MAY 18	1:50 at A1 1:100 at A3

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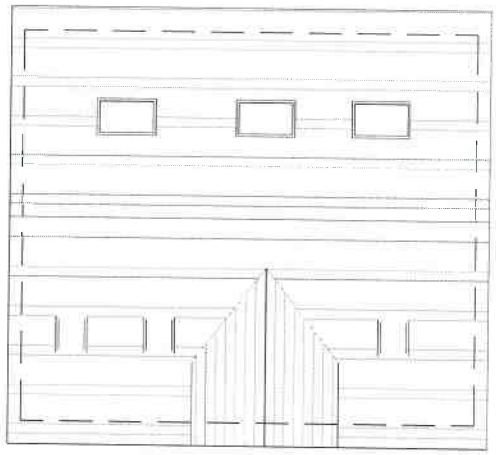

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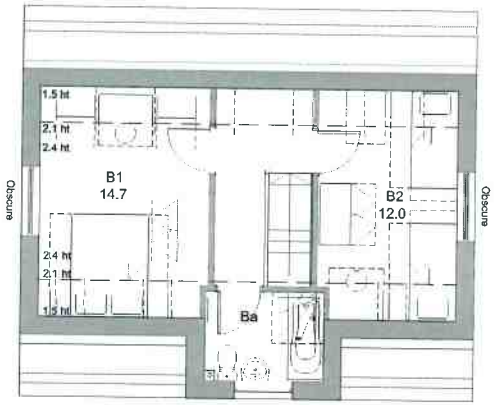

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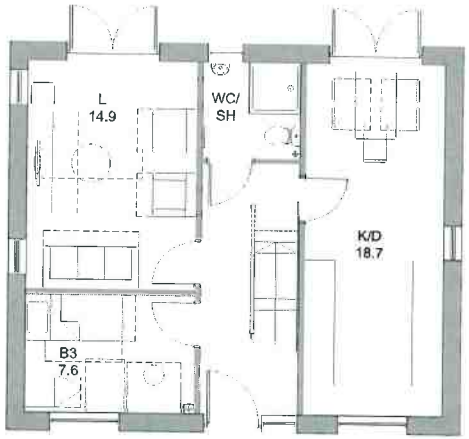

GROUND FLOOR

Plot 1
3b5p House
Shared Ownership with en-suite
95m²

REV		DATE	BY
E	Planning issue	11.05.18	JH
D	Plot fully revised as planning officer comments	30.04.18	JH
C	Plan handed; north elevation revised; window positions revised;	12.03.18	JD
B	Porch redesign	06.12.17	JH
A	Planning issue	28.11.17	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plot 1 - Plans
Shared Ownership
3b 5p

PROJECT NO	DRAWING NO	REV
8352	A020	E

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lhrb AUG 17	JB MAY 18	1:50 at A1 1:100 at A3

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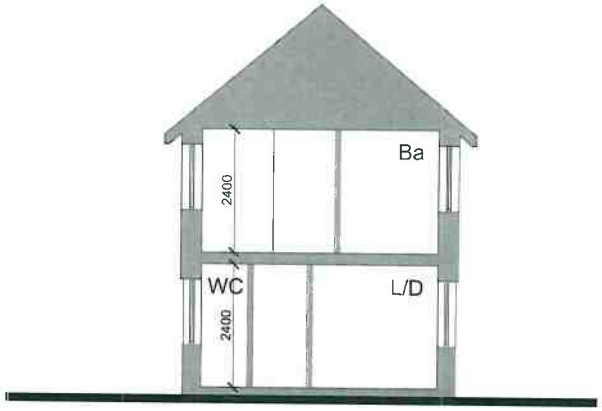
SOUTH ELEVATION
Plots 2 & 3 (handed)
2b4p House
Shared Ownership with en-suite

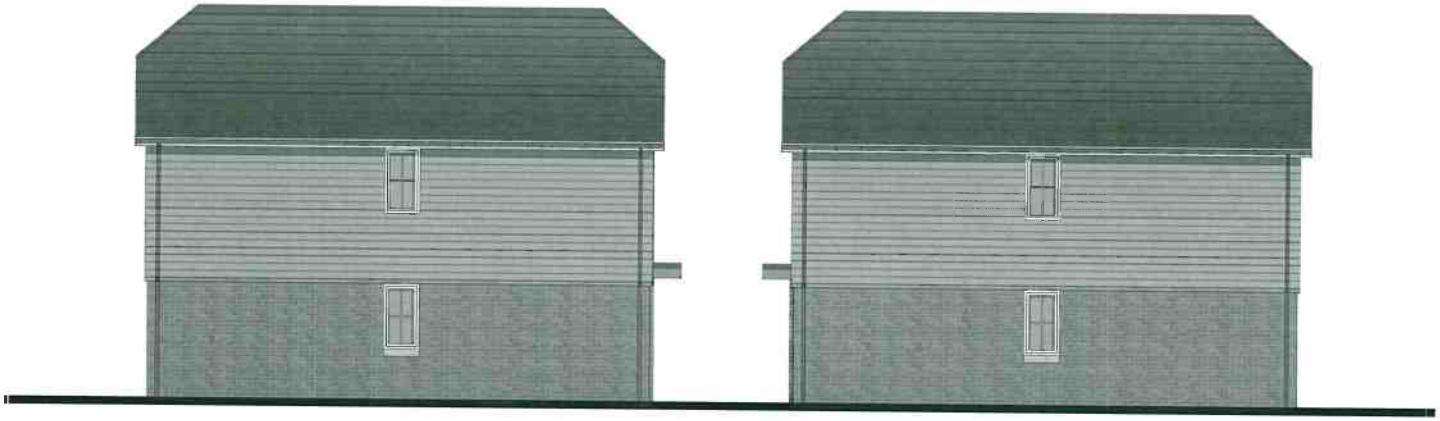
NORTH ELEVATION



SECTION

MATERIALS

1. Fibre cement slates (blue/black)
2. Multi-stock brick (red)
3. Fibre cement weather boarding (grey)
4. Fibre cement fascia soffit boards (white)
5. UPVC rainwater goods (grey)
6. Cast stone cills



EAST ELEVATION

WEST ELEVATION

REV		DATE	BY
D	Planning issue	06.02.18	JH
C	Window bars added	19.01.18	CB
B	Weatherboarding added to gables	15.01.18	JH
A	Planning issue	29.11.17	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 2 and 3 - Elevations and Section
Shared Ownership
3b 5p

PROJECT NO	DRAWING NO	REV
8352	A026	D

DRAWN / DATE	CHECKED / DATE	SCALE
ihrb SEP 17	JB FEB 18	1:50 at A1 1:100 at A3

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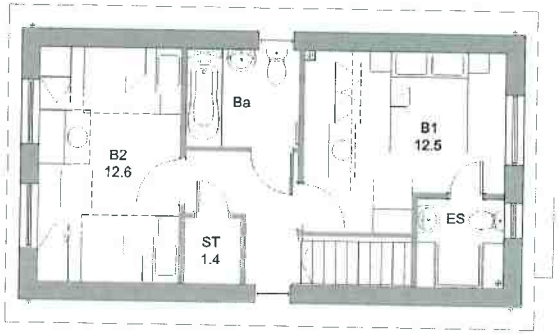

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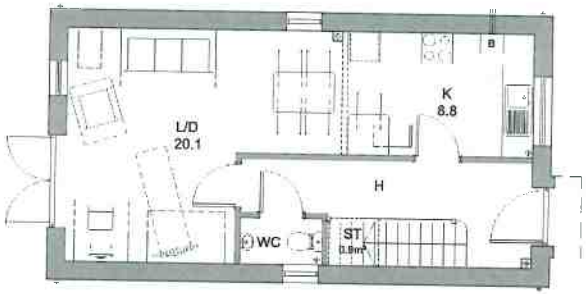

Plots 2 & 3 (handed)
2b4p House
Shared Ownership with en-suite
83.1m²

GROUND FLOOR

REV		DATE	BY
B	Roof Plan	06.02.18.	JH
A	Planning Issue	29.11.17.	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 2 and 3 - Plans
Shared Ownership
2b 4p

PROJECT NO	DRAWING NO	REV
8352	A025	B
DRAWN / DATE	CHECKED / DATE	SCALE
lhrb AUG 17	JB FEB 18	1:50 at A1 1:100 at A3

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FILE PATH = Y:\8352 Chiltern Avenue, High Wycombe\2-VGA Drawings\2b-Design & Planning Drawings\8352_PL_A025_Pcts 2_3 Plans.dwg

External Materials Key

- Fibre cement slates (blue/black)
- Multi-stock brick (red)
- Fibre cement weather boarding (grey)
- Fibre cement fascia soffit boards (white)
- UPVC rainwater goods (grey)
- Cast stone cills

SOUTH ELEVATION
Plots 4, 5 & 6
2b4p House
Shared Ownership with en-suite

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

REV		DATE	BY
A	Planning Issue	28.11.17	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 4, 5 and 6 - Elevations
Shared Ownership
3b 5p

PROJECT NO	DRAWING NO	REV
8352	A031	A

DRAWN / DATE	CHECKED / DATE	SCALE
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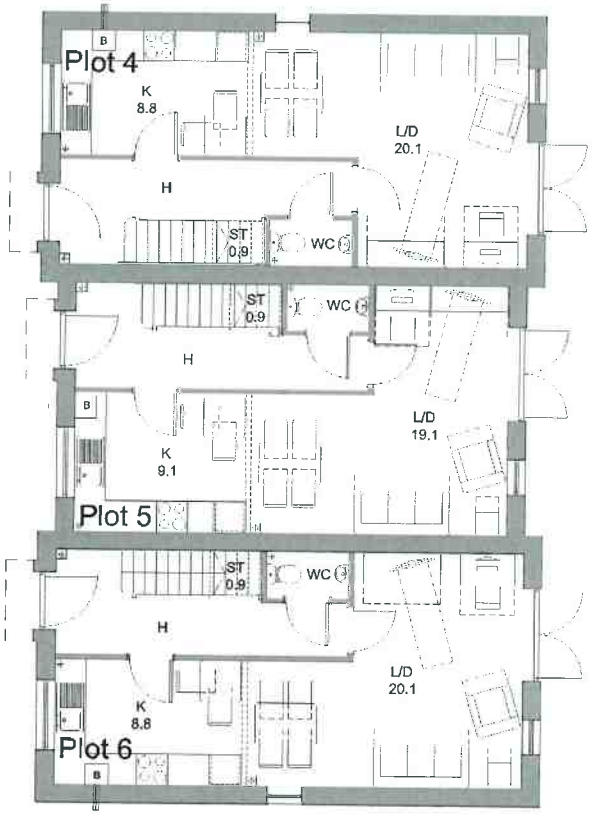
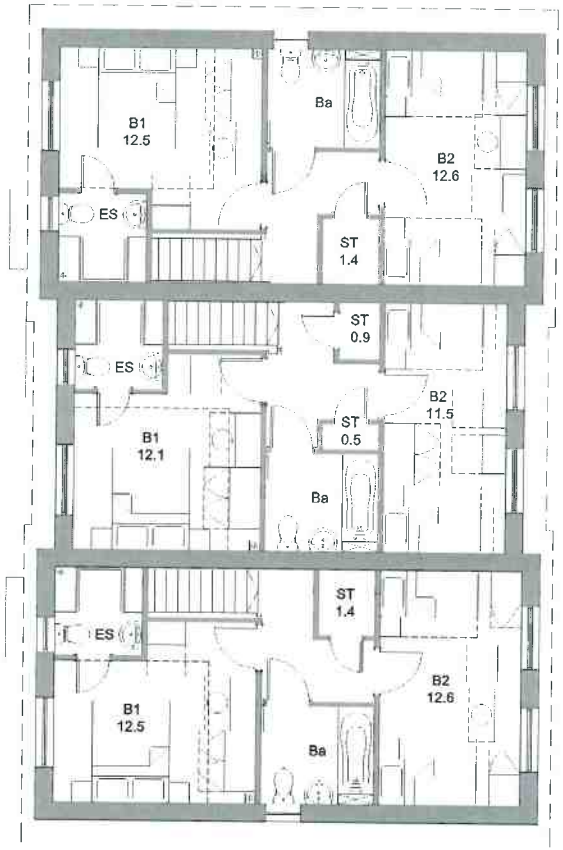


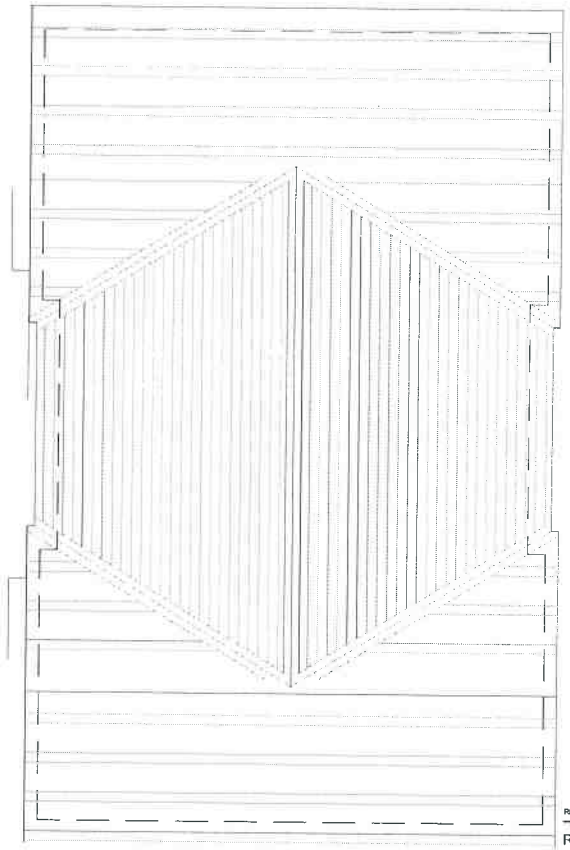
Plots 4 & 6
2b4p House
Shared Ownership with en-suite
83.1m²

Plot 5
2b4p House
Shared Ownership with en-suite
81.4m²

GROUND FLOOR



FIRST FLOOR



ROOF

REV		DATE	BY
A	Planning Issue	29.11.17.	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 4, 5 and 6 - Plans
Shared Ownership
2b4p Houses

PROJECT NO	DRAWING NO	REV
8352	A030	A

DRAWN / DATE	CHECKED / DATE	SCALE
lhrb AUG 17	JB NOV 17	1:50 at A1 1:100 at A3

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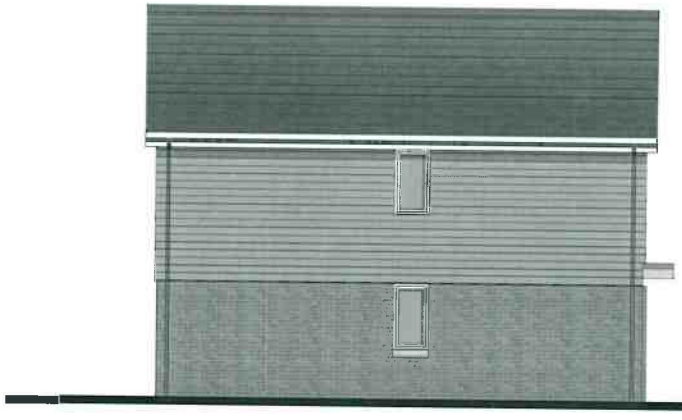
MATERIALS

1. Fibre cement slates (blue/black)
2. Multi-stock brick (red)
3. Fibre cement weather boarding (grey)
4. Fibre cement fascia soffit boards (white)
5. UPVC rainwater goods (grey)
6. Cast stone cills

NORTH ELEVATION
Plots 7, 8 & 9
2b4p House
Affordable Rent

SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

REV		DATE	BY
C	Planning Issue	06.02.18	JH
B	Weatherboarding Dimensions	16.01.18	CB
A	Planning Issue	29.11.17	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 7, 8 and 9 - Elevations
Shared Ownership
3b 5p

PROJECT NO	DRAWING NO	REV
8352	A036	C
DRAWN / DATE: ihrb SEP 17	CHECKED / DATE: JB FEB 18	SCALE: 1:50 at A1, 1:100 at A3

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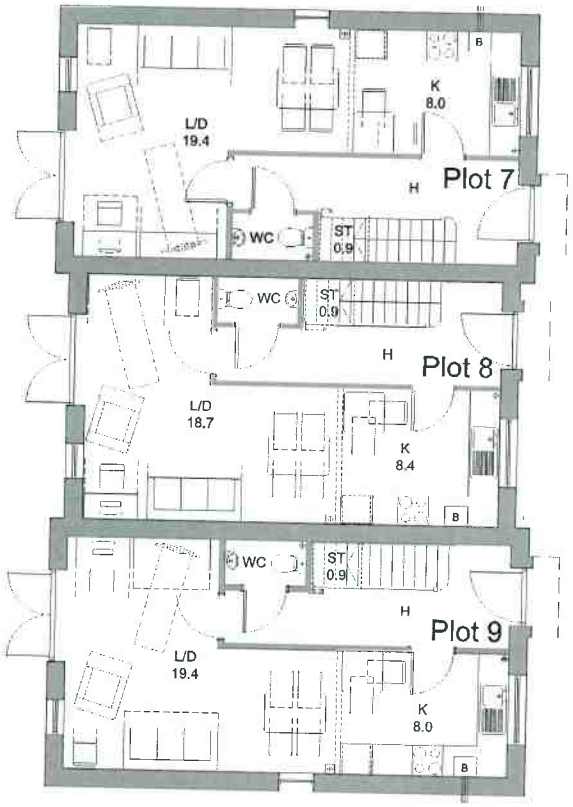
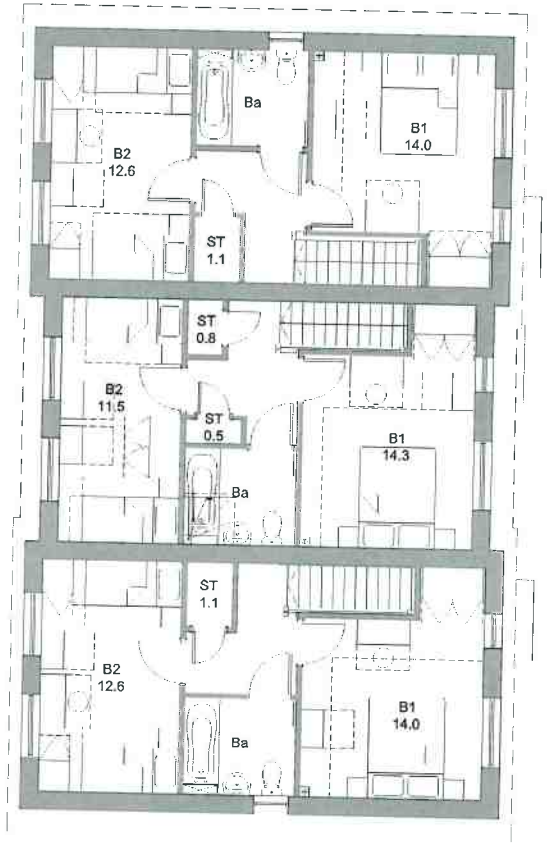


Plots 7 & 9
2b4p House
Affordable Rent
80.0m²

Plot 8
2b4p House
Affordable Rent
79.3m²

GROUND FLOOR



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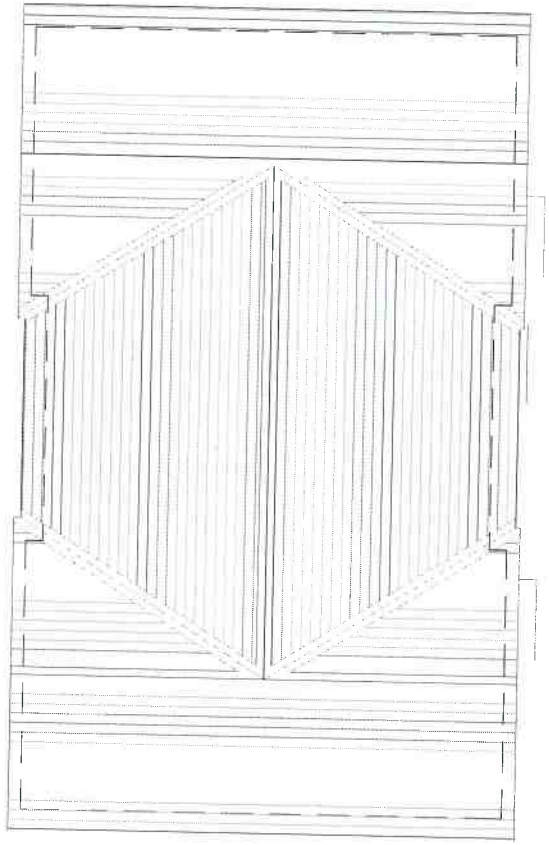

ROOF

REV		DATE	BY
A	Planning Issue	29.11.17.	JI

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 7, 8 and 9 - Plans
Affordable Rent
2b4p

PROJECT NO	DRAWING NO	REV
8352	A035	A
DRAWN / DATE: ltvb AUG 17	CHECKED / DATE: JB NOV 17	SCALE: 1:50 at A1 1:100 at A3

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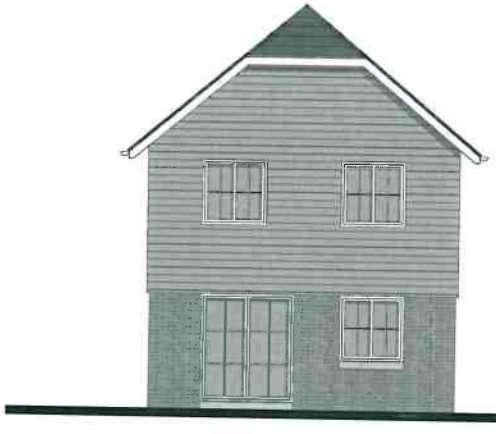
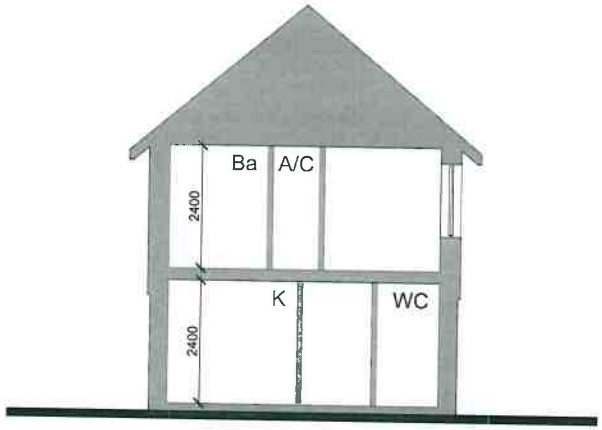


NORTH ELEVATION
Plots 10 & 11 (handed)
2b4p House
Affordable Rent

SOUTH ELEVATION

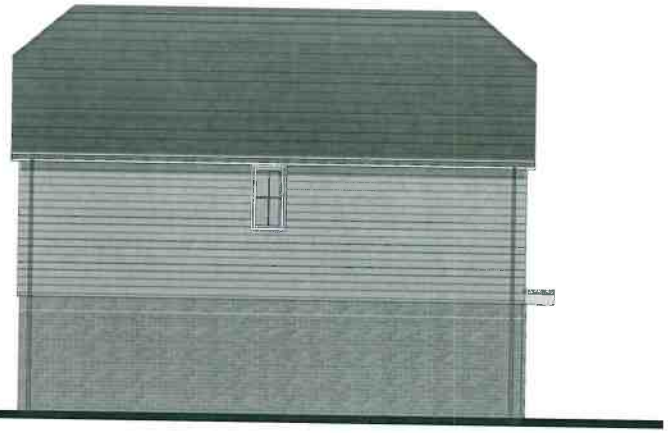


SECTION

MATERIALS

1. Fibre cement slates (blue/black)
2. Multi-stock brick (red)
3. Fibre cement weather boarding (grey)
4. Fibre cement fascia soffit boards (white)
5. UPVC rainwater goods (grey)
6. Cast stone cills

EAST ELEVATION



WEST ELEVATION

REV		DATE	BY
B	Planning Issue	06.02.18	JH
A	Planning Issue	29.11.17	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 10 and 11 - Elevations and Section
Shared Ownership
3b 5p

PROJECT NO	DRAWING NO	REV
8352	A041	B
DRAWN / DATE	CHECKED / DATE	SCALE
ihrb SEP 17	JB FEB 18	1:50 at A1 1:100 at A3

PLANNING

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Drawn A1 ORIGINAL SCALE 50mm A1 ORIGINAL SCALE 100mm

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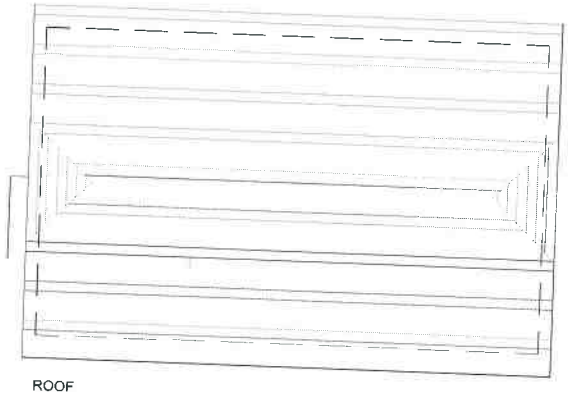
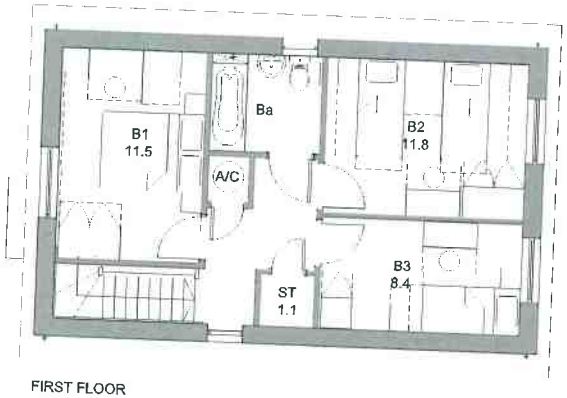
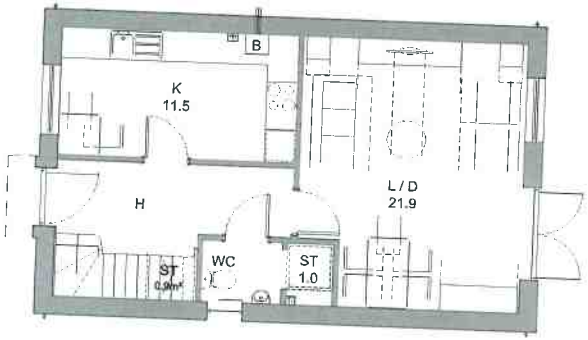


ROOF



FIRST FLOOR



Plots 10 & 11 (handed)
3b5p House
Affordable Rent
95.4m²

GROUND FLOOR

REV		DATE	BY
B	Roof Plan	09.02.18.	JH
A	Planning Issue	26.11.17.	JH

RESIDENTIAL DEVELOPMENT
CHILTERN AVE. / RUTLAND AVE.
HIGH WYCOMBE, HP12 3UG

Plots 10 and 11 - Plans
Affordable Rent
3b5p

PROJECT NO	DRAWING NO	REV
8352	A040	B
DRAWN / DATE: lhrb AUG 17	CHECKED / DATE: JB FEB 18	SCALE: 1:50 at A1 1:100 at A3

PLANNING

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50mm A1 ORIGINAL SCALE 50mm A1 ORIGINAL SCALE 100mm

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